



Address: [2306 SIMPSON LN](#)
City: MANSFIELD
Georeference: 43807G-1-16
Subdivision: TRIPLE DIAMOND RANCH
Neighborhood Code: 1A030X

Latitude: 32.6027350853
Longitude: -97.1823899351
TAD Map: 2090-340
MAPSCO: TAR-109W



This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: TRIPLE DIAMOND RANCH
Block 1 Lot 16

Jurisdictions:

CITY OF MANSFIELD (017)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 2022

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800048244

Site Name: TRIPLE DIAMOND RANCH 1 16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,031

Percent Complete: 100%

Land Sqft^{*}: 12,000

Land Acres^{*}: 0.2750

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION



Current Owner:

SHRESTHA SHIKHA
SHRESTHA SUNIL

Primary Owner Address:

2306 SIMPSON LN
MANSFIELD, TX 76063

Deed Date: 8/8/2023

Deed Volume:

Deed Page:

Instrument: [D223141822](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLOOMFIELD HOMES LP	8/3/2021	D221225585		

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$0	\$0	\$0	\$0
2024	\$575,355	\$95,000	\$670,355	\$670,355
2023	\$189,933	\$95,000	\$284,933	\$284,933
2022	\$0	\$52,500	\$52,500	\$52,500
2021	\$0	\$10,000	\$10,000	\$10,000
2020	\$0	\$10,000	\$10,000	\$10,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.